

December 31, 1979.

Thomas Sisk, Atty.  
Chestertown, Md.

Dear Tom:

Enclosed are several copies of my plat of the area at the intersection of Main Street and Ericsson Avenue in Betterton. I concur with your belief that the hole in the walk covered with plywood is within the boundaries of the former Hickman property. Unless there was a conveyance to the town that I am not aware of, I cannot see where the town of Betterton has any responsibility for the walk adjacent to the east side of the Seascope building.

The description of the Hickman property is an old one. Its orientation north and south is probably impossible. It is bounded on the north by the bay and on the south by Ericsson Ave. which probably did not exist at the time of the last survey. The orientation east and west, however, can be made with some degree of assurance. The north end of the building occupies about the full width of the lot, and Main Street actually exists. If fractions of a foot were critical, a lot more work would have to be done in order to establish the lines. I cannot see how any adjustment of the property lines can result in the hole being on Town property.

I hope that this is what you wanted. If you have any questions, give me a call.

Sincerely yours,

RECEIPT NO. A19109

THIS DEED, Made this 14th day of March,

1972, by and between CHESAPEAKE VENTURES, INC., a body corporate of the State of Maryland party of the first part, hereinafter referred to as Grantor; and STEPHEN S. HICKMAN AND THOMAS G. HYLAND of Kent County, State of Maryland, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH, That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHESAPEAKE VENTURES, INC., does hereby grant and convey unto STEPHEN S. HICKMAN AND THOMAS G. HYLAND, as Tenants in common, their heirs and assigns, in fee simple the following described real estate, to wit:

ALL that piece or parcel of ground and Amusement Pier and all buildings thereon situate, lying and being in the Town of Betterton, in the Third Election District of Kent County, Maryland, and described as follows, that is to say:

BEGINNING for the same at a stone set on the West side of the Betterton Road and at the Southeast corner of the lot and running thence, North eighty-seven (87) degrees West eighty-seven one-hundredths (87/100) of a chain to a stone, thence with the line of the Public Landing North three-fourths (3/4) of a degree West, two (2) chains and fifty one-hundredths (50/100) of a chain to a point on the Shore of Chesapeake Bay, thence with the shore of said Bay, North seventy-five (75) degrees East, ninety-three one-hundredths (93/100) of a chain to a point on the shore of said Bay and on the West side of the said Betterton Road and thence South with the West side of the said Road two (2) chains and eighty-one one-hundredths (81/100) of a chain to the beginning stone, containing thirty-seven (37) perches and five-tenths (5/10) of a perch of land, more or less.

BEING the same land conveyed unto Chesapeake Ventures, Inc., a body corporate of the State of Maryland, by deed from Stephen S. Hickman, Thomas G. Hyland and Judith L. Hyland dated the 9th day of June, 1971 and recorded among the Land Records of Kent County in Liber E.H.P. No. 40, folio 138.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD Said lands and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the parties of the second part STEPHEN S. HICKMAN AND THOMAS G. HYLAND, as Tenants in common, their heirs and assigns, in fee simple, forever.

AND the said party of the first part does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby granted and conveyed; and that it will execute such further assurance of the same as may be requisite.

RECEIVED  
MAR 15 12 39 PM '72  
CLERK OF COURT  
KENT COUNTY



TAX 3 85 REC. #A19109 MAR 15 '72  
Ct + STATE PROPERTY TAXES, SEEN

*Married to Stephen S. Hickman 4/11/72*

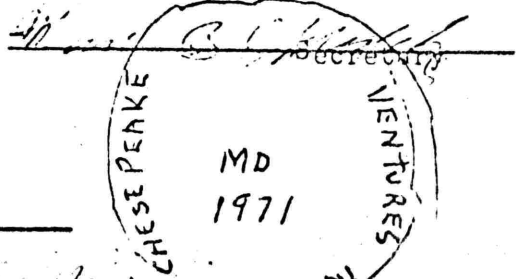
WITNESS THE hand of George Chaldak,  
President of Chesapeake Ventures, Inc., a body corporate of the  
State of Maryland, and its Corporate Seal hereto affixed.

WITNESS:

Charles E. Smith

Chesapeake Ventures, Inc.

By George Chaldak  
President



STATE OF MARYLAND

COUNTY OF Queen Anne's

On this 14th day of March, 1972, before  
me, a Notary Public, the undersigned officer, personally appeared  
George Chaldak, who acknow-  
ledged himself to be the President of Chesapeake Ventures, Inc.,  
a Corporation and that he as such President being authorized  
so to do; executed the foregoing Deed for the purposes therein  
contained, by signing the name of the corporation by himself  
as President.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL  
SEAL.



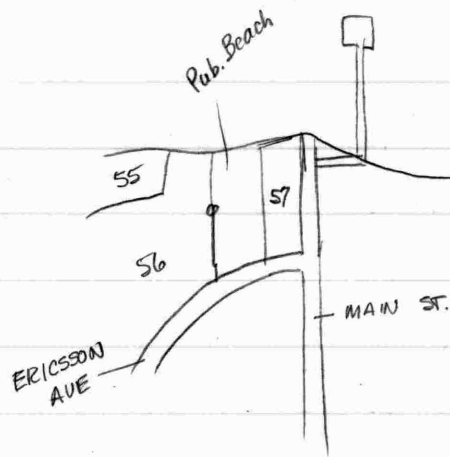
Charles E. Smith  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

MAR 15 1972 THE FOREGOING Deed FILED FOR RECORD AND IS  
ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.  
IN LIBER C.A.P. NO. 44 FOLIOS 370-371  
Carl H. Pridgen CLERK

Dec. 7, 1979

Tom Lisk asked me to locate hole in walk  
next to Sea Scape Hotel in Bettilton - does  
it fall within title lines of hotel? - Locate  
blsq before it is demolished

MAP 4



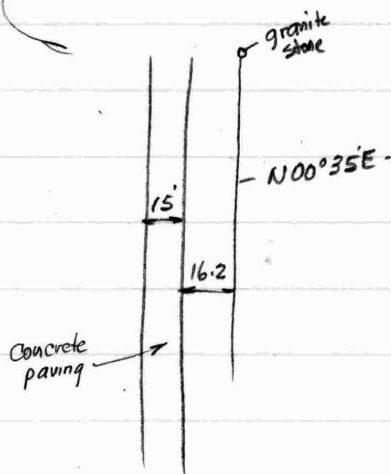
55- Marvin M. Rickman EHP 67/394

56- Co. Comm.

57- Co. Comm. (Stephen S. Hickman EHP 44/370) EHP 91/338

same descrip as on separate sheet

Look up plat WHG 2/5 for width on Main St.



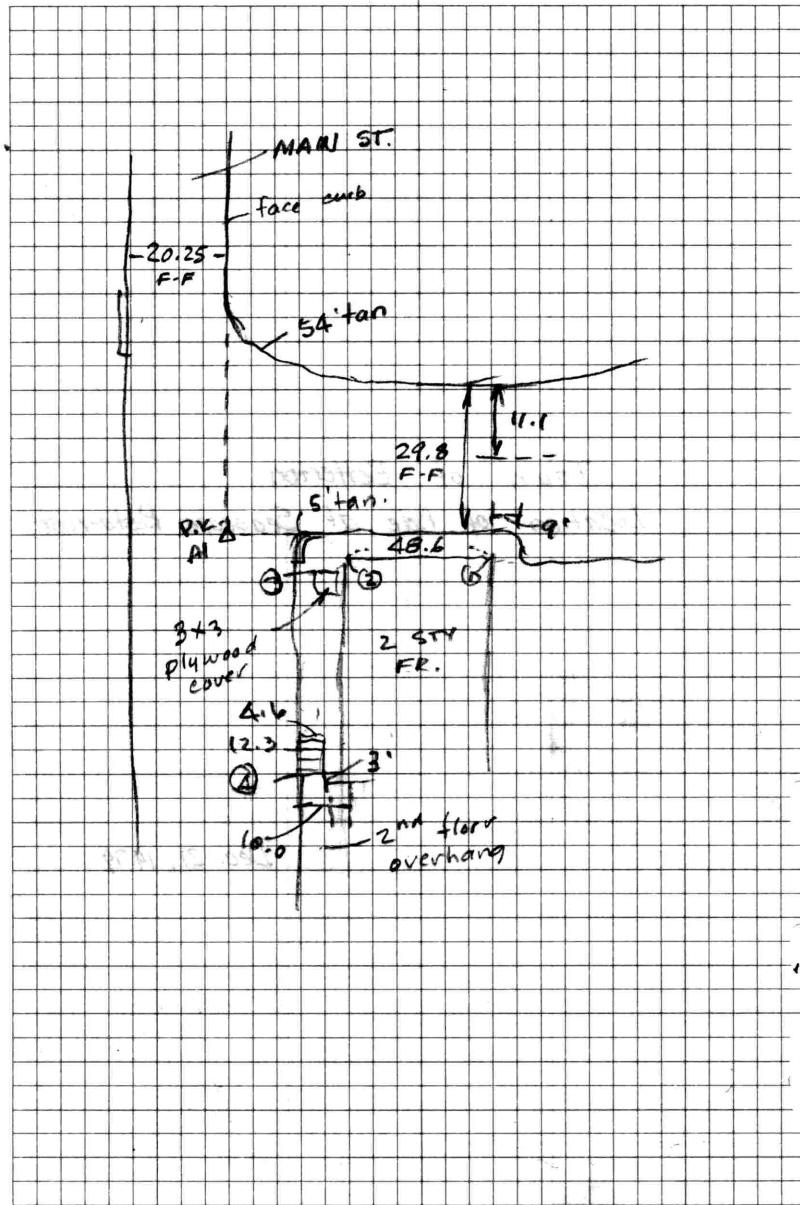
Plat of "Rigby Hotel Grounds"  
J.B. Melcalle 1957

$$\begin{array}{r} 7.5 \\ 16.2 \\ \hline 23.7 \\ 15 \end{array}$$

Town of Betterton  
Location of hole at Seascapes Restaurant

Dec. 21, 1979

48.6



A1	face curb	face curb	R88°25	—
		①	R93°08	65.10
		②	R105°15	17.04
		③	R114°06	14.26
		④	R175°44	91.0





COUNTY  
LANDS

FORMER HICKMAN  
LANDS (EHP 44/370)

frame bldg.

Probable orientation of  
deed lines (EHP 44/370)

48.6'

concrete walk

curb

concrete walk

walkway at  
ground level

3' x 3'  
plywood  
cover

centerline

**ERICSSON AVENUE**

centerline

**MAIN STREET**

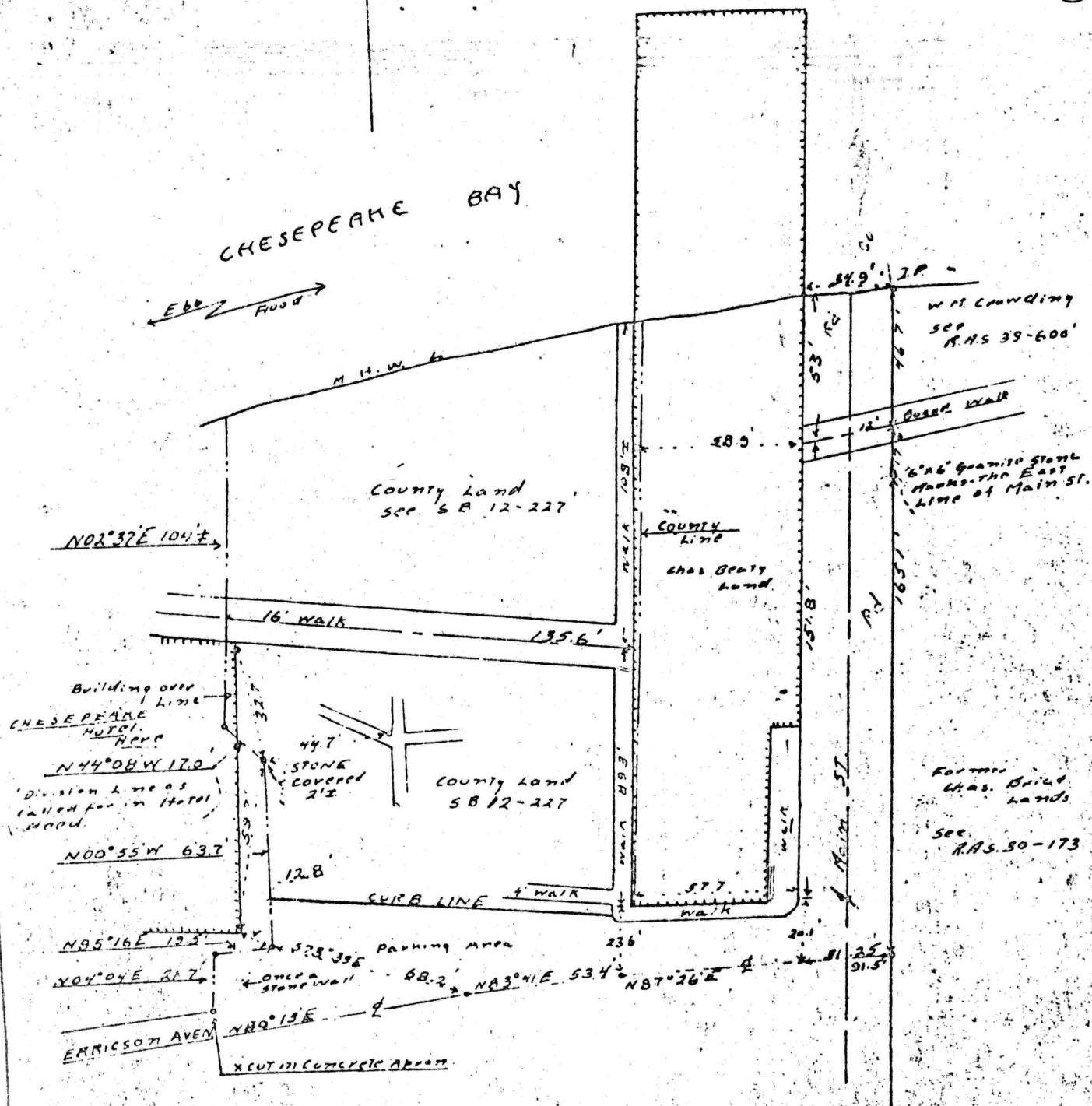
PLAT SHOWING PART OF  
**BETTERTON**

3<sup>RD</sup> DISTRICT, KENT COUNTY, MD.

Scale 1" = 20'

Dec. 1979.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



### BETTERTON LANDING

IN BETTERTON - THE Third Elect. Dist. of  
Kent County, Maryland.

SCALE: 1" = 50'

From a survey made by J.B. Metcalfe

in 1949.

J.B. Metcalfe  
Eng'g & Surveyor  
Chesapeake Md.

N 87° 0' W	0.87 ch	57.42
N 03° 4' W	2.50	165.0
N 75° E	0.93	61.38
W/W Side Rd	2.81	185.46

